

**City of Paterson
Zoning Board of
Adjustment**

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Alternates:

Mohammad M. Alam
Osvaldo Vega

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, JANUARY 4, 2024
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-097**
Hamood M. Sadi
260-262 Trenton Avenue, B# 7204, L(s)# 21

The applicant proposes to build a new (2) two-family dwelling at an existing vacant parcel. The applicant proposes to construct a 2 ½ story frame structure to accommodate (2) three-bedroom units. The applicant proposes (1) three-bedroom on the 1st and 2nd floors with ground floor parking. The applicant proposes a front yard setback facing Trenton Avenue of 10'ft. whereas 25'ft. is required. The applicant proposes a front yard setback facing Illinois of 10'ft. whereas 25'ft. is required. The applicant proposes a rear yard setback of 12'ft. whereas 20'ft. is required. The applicant proposes building coverage at 48.3% whereas 30% is permitted.

Requires Site Plan Approval and Bulk Variances.

- FIRST APPEARANCE

- 2. Project ID# A2022-017**
J & A 5th Ave, LLC
198-202 Redwood Avenue, B# 1006, L(S)# 54

The applicant is proposes demolition of two (2) existing residential structures to build a new multiple dwelling unit. The applicant proposes a new (4) four-story structure to accommodate twelve (9) residential units with ground level parking. The structure will consist of three (3) two-bedroom units on the 2nd, 3rd and 4th floors. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for floor area ratio and lot coverage. The applicant is providing thirteen (13) parking spaces. This property is located in the R-3 High Medium Density Residential District.

Requires Site Plan Approval, Bulk Variances, D(4) F.A.R Variance and D(5) Density Variance.

-ADJOURNED FROM 02/16/23 and 07/06/23

**3. Project ID# A2021-0113
EC Property Holdings LLC
435 10th Avenue
B# 3308, L(S)# 20**

The applicant proposes renovations to the commercial space as well as modifications to the floor layout to accommodate a new studio apartment. The 1st floor will be a studio apartment and 600 SF of commercial space. The applicant proposes a new 2nd floor addition to accommodate two (2) two-bedroom apartments. The applicant proposes four (4) parking spaces whereas (9) nine spaces is required.

Requires Site Plan Approval, Bulk Variances and Use Variance

-ADJOURNED FROM 01/12/23, 06/01/23 & 11/02/23

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

**JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY**